

BLUAC Special Meeting
June 14, 2007

Members present: John Bourquin, Darrel Coverdell, Paul Guerrant, Phil Hanson and Mary Jo Naïve. There were 5 members of the public in attendance.

Chairman Bourquin called the special meeting to order at 4:03 PM.

Agenda was adopted unanimously. M/S Hanson-Guerrant

Minutes of the May 31, 2007 meeting will be considered at the regular meeting on June 28, 2007.

Bourquin reported the Bigfork Neighborhood Plan was still waiting for review by the Planning Office. The Office has hired new planners and should be able to begin the review shortly.

Old Business:

A. Sign & Zoning Violations: John Bourquin reported his conversation with Jeff Harris regarding funds for mailing and copying expenses. Harris indicated there is no funds budgeted for BLUAC expenses, however offered the Planning Office copier and postage machine were available for BLUAC use. The cost of mailing the seven letters for sign violations was \$41.31. Bourquin reported the owner of Forkin's Echo Lake Store called and informed him that a person at the Flathead County Planning Office told her that her sign was "grandfathered". The committee did not find a reference to "grandfathered" signs in the zoning regulations and will ask for clarification of that policy. To date, Grizzly Jack's has begun removal and correction of signs in violation.

B. Branding Iron Station Letter: There has been no response to the letter to the Planning Office regarding Branding Iron Station.

C. Windsor Drive Application: Sue Hanson reported on the Planning Board action on the application. The Planning Board unanimously denied the application. Some reasons expressed were the change from suburban zoning to urban zoning and infrastructure not up to urban standards, the private road congestion, and BLUAC's unanimous vote for denial. The Planning Board did not consider the applicants request to change part of the application from R4 to R3. The Secretary will notify members of the date set for Commissioner's consideration of the application.

New Business:

A. Election of Officers:

Chairman Bourquin entertained a motion to appoint a Secretary. Paul Guerrant moved to appoint Sue Hanson, Darrel Coverdell seconded the motion. Motion passed unanimously.

Phil Hanson moved to appoint John Bourquin as Chairman, Naive seconded the motion. Motion passed unanimously.

Paul Guerrant moved to appoint Shelley Gonzales as Vice-Chairman, Hanson seconded the motion. Motion passed unanimously.

B. Appointment of Member At Large:

Chairman Bourquin referred to the letter of application of Gary Ridderhoff. The Planning Office received only the one application. Coverdell moved to appoint Gary Ridderhoff, Naïve seconded the motion. Motion passed unanimously.

C. Training & Packet:

The committee welcomed Ridderhoff to the group. He received the packet from the Planning Office including all pertinent regulations, BLUAC By Laws, BLUAC Policies & Procedures, and copies of the training program conducted by Jonathan Smith. Gary was invited to call any member with questions.

Public Comment:

Craig Wagner: Complimented the members on a good year and reported on his first meeting as a member of the Board of Adjustment.

Pat Wagner: Reported on the BSC Public Forum

Darrel Coverdell: Suggested a member of BLUAC be placed on the BSC agenda for the monthly Public Forum to report actions of BLUAC. Coverdell also pointed out a large, almost billboard size sign (approx. 16' x 20') that has been installed by Marina Cay. He suggested looking in to legality of such a large sign at the entrance to Bigfork Village.

Meeting was adjourned at 4:50 PM M/S Naïve-Guerrant

Sue Hanson,
BLUAC Secretary

